LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46515LUB74 Price: 494 900 EUR

agency fees to be paid by the seller

Large Chalet-Style House with Stunning Mountain Views and Independent Apartment

EXCLUSIVE







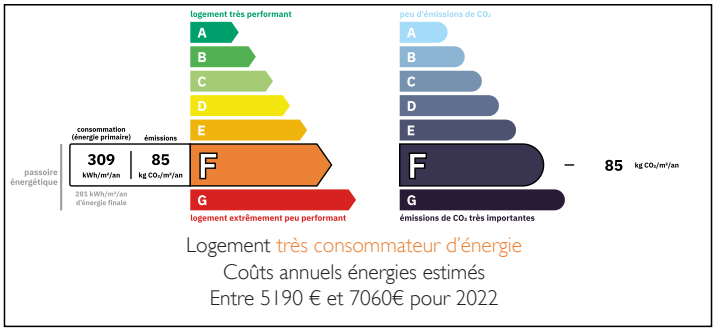








ENERGY - DPE



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Coûts annuels énergies estimés
Entre 5190 € et 7060€ pour 2022

INFORMATION

Town:	Faverges-Seythenex
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1355 m2

IN BRIEF

Spacious chalet-style house in a peaceful hamlet, just above Faverges-Seythenex, offering stunning panoramic views across the Sources du Lac valley and surrounding mountains. Set on a generous landscaped plot with mature trees, balconies, terraces and multiple seating areas, the property combines tranquillity with easy access to amenities, just 5 minutes from Faverges.

The main accommodation comprises a large living/dining room, separate kitchen, 2 bedrooms, shower room and WC, while the ground floor offers a self-contained apartment with living/bedroom, kitchen, shower room and utility room. Approximately 70 m² of attic space provides excellent potential to create additional living accommodation. A large garage and parking for up to 4 cars complete the property. Ideally located for Lake Annecy, outdoor activities, and nearby ski resorts, with Geneva airport just over an hour away.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**957 EUR**

NOTES

DESCRIPTION

Combining the peace and beauty of mountain living with easy access to everyday amenities, this spacious chalet-style house enjoys a wonderful setting in the sought-after hamlet of Verchères, just above the small town of Faverges.

Set on a generous plot of 1,355 m², the property is surrounded by beautifully landscaped gardens, mature trees and shrubs, and enjoys breathtaking views across the Sources du Lac valley and the surrounding mountains. With balconies on two sides of the house, terraces and seating areas throughout the garden, there is always a sunny or shaded spot from which to relax and take in the spectacular scenery.

Built in 1989 and lovingly maintained, the house offers generous accommodation and a flexible layout, with the added advantage of two independent living spaces.
The main accommodation is located on the first floor and includes a spacious 32 m² living and dining area with a cosy lounge, creating a welcoming space for relaxing or entertaining family and friends. There is a separate 8 m² kitchen, two bedrooms of 10 m² and 9 m², a shower room and a separate WC.

On the ground floor, a self-contained apartment provides excellent flexibility for accommodating family and guests or for generating rental income. It comprises a large 19 m² bedroom/living room, a 9 m² kitchen, an 8 m² shower room with WC, a 10 m² utility and storage room, and a further 15 m² entrance area which could be adapted to suit a variety of uses, such as a...